

TYPES OF DEVELOPMENT ALLOWED BY THE GROWTH MANAGEMENT ACT

Urban Development

Allowed in:

Cities and their associated Unincorporated Urban Growth Areas¹

- Incorporated communities and surrounding lands characterized (or likely to be characterized) by urban growth
- Centralia, Chehalis, Morton, Mossyrock, Napavine, Pe Ell, Toledo, Vader, Winlock

Unincorporated Urban Growth Areas

- Unincorporated areas typified by urban growth, which are (or will be) served by urban facilities (water, sewer, etc.)
- None currently designated in Lewis County

Major Industrial Developments (36.70A.365)

- A master planned location for a specific manufacturing, industrial or commercial business that 1.) Requires a site so large that no properties are available in a nearby urban growth area, or 2.) Is a natural resource industry that requires siting near agricultural land
- Cardinal Glass

Major Industrial Developments—Master Planned Locations (36.70A.367)

- A master planned location for major industrial activity outside urban growth areas
- Limit two per county
- None currently designated in the Comprehensive Plan though an urban reserve overlay is shown on the zoning map, and provisions for an Industrial Land Bank Urban Growth Area are included in the code

Major Industrial Developments – Master Planned Locations – Reclaimed Surface Coal Mine Sites (36.70A.368)

- A master planned location for major industrial activity outside urban growth areas on lands formerly used or designated for surface coal mining
- Industrial Park at Transalta

New Fully Contained Communities (36.70A.350)

- Planned location for a fully-functioning community (that includes a mix of uses such as jobs and housing (including affordable housing) and adequate infrastructure for the development)
- Birchfield

Master Planned Resorts (36.70A.360 and 36.70A.362)

- A self-contained and fully integrated planned unit development in a setting of significant natural amenities, with a primary focus on destination resort facilities that consist of short-term visitor accommodation
- No areas currently designated

¹ Lewis County does not control the growth likely in City Limits and the Urban Growth Areas associated with Cities

TYPES OF DEVELOPMENT ALLOWED BY THE GROWTH MANAGEMENT ACT

Rural Development

Allowed in:

Rural Areas (RCW 36.70A.070(5))

- Development allowed in rural areas, so long as it maintains rural character (as defined by the Rural Element of the Comprehensive Plan)

LAMIRDS - Limited Areas of More Intense Rural Development (RCW 36.70A.070(5)(c))

- Development allowed in limited areas of more intense rural development. The three types of more intense rural development include:

Type i: Infill of Existing Areas

- Rural development consisting of the infill, development, or redevelopment of existing commercial, industrial, residential, or mixed-use areas
- Typically served by rural facilities (i.e. rural water systems and septic)
- New development must be principally designed to serve the existing and projected rural population
- Communities: Adna, Doty, Glenoma, Kiona, Onalaska, Packwood, Randle, Salkum, Silver Creek
- Intersections: Boistfort, Galvin, Mary's Corner, etc.
- Rural/Shoreline Residential: Curtis Hill, Harmony, High Valley Park, Lake Mayfield Estates, etc.
- Industrial: Uses included in Type iii below

Type ii: Intensification or Development of New Small-Scale Tourist Uses

- The intensification of development on lots containing, or new development of, small-scale recreational or tourist uses, including commercial facilities to serve those recreational or tourist uses
- Must rely on a rural location and setting
- Freeway Commercial Areas (I-5 and US 12, etc.) and some Commercial Intersections listed as part of Type i

Type iii: Intensification or Development of Isolated Nonresidential Uses

- The intensification of development on lots containing isolated nonresidential uses or new development of isolated cottage industries and isolated small-scale businesses that provide job opportunities for rural residents
- Curtis Railyard, Ed Carlson Memorial Field, Klein Bicycle, Morton log industrial site, etc.

REQUIREMENTS FOR **Rural Development²**

(5) Rural element. Counties shall include a rural element including lands that are not designated for urban growth, agriculture, forest, or mineral resources. The following provisions shall apply to the rural element:

- (a) Growth management act goals and local circumstances. Because circumstances vary from county to county, in establishing patterns of rural densities and uses, a county may consider local circumstances, but shall develop a written record explaining how the rural element harmonizes the planning goals in RCW 36.70A.020 and meets the requirements of this chapter.
- (b) Rural development. The rural element shall permit rural development, forestry, and agriculture in rural areas. The rural element shall provide for a variety of rural densities, uses, essential public facilities, and rural governmental services needed to serve the permitted densities and uses. To achieve a variety of rural densities and uses, counties may provide for clustering, density transfer, design guidelines, conservation easements, and other innovative techniques that will accommodate appropriate rural densities and uses that are not characterized by urban growth and that are consistent with rural character.
- (c) Measures governing rural development. The rural element shall include measures that apply to rural development and protect the rural character of the area, as established by the county, by:
 - (i) Containing or otherwise controlling rural development;
 - (ii) Assuring visual compatibility of rural development with the surrounding rural area;
 - (iii) Reducing the inappropriate conversion of undeveloped land into sprawling, low-density development in the rural area;
 - (iv) Protecting critical areas, as provided in RCW 36.70A.060, and surface water and groundwater resources; and
 - (v) Protecting against conflicts with the use of agricultural, forest, and mineral resource lands designated under RCW 36.70A.170.

² From RCW 36.70A.070(5)